

IN RE: PETITION FOR SPECIAL HEARING  
W/S North Point Boulevard, 512' S  
centerline of Kirkland Road  
15th Election District  
7th Councilmanic District  
(4317 North Point Boulevard)

Pleasant Zion Baptist Church  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-297-SPH

\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, the Pleasant Zion Baptist Church. The special hearing request involved property located at 4317 North Point Boulevard. The Petitioner is requesting to amend the previously approved site plan and order and to confirm that the addition proposed to be constructed on the church does not impact the previously approved RTA.

Appearing at the hearing on behalf of the special hearing request were Reverend James B. Gray, Jr., pastor of the Pleasant Zion Baptist Church and John Gontrum, attorney at law, representing the Petitioner. Many congregants of the church also attended the hearing, all of whom signed in on the Petitioner's Sign-In sheet. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.67 acres, more or less, zoned D.R.5.5. The subject property is located on the west side of North Point Boulevard, north of its intersection with Wise Avenue. The church has been situated on this property for over 100 years. The Petitioner, at this time, is seeking approval to add a one story addition on the north side of the church. The details of the proposed addition are more particularly shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence. The purpose of constructing the addition is to provide an entrance and

3/15/02  
JRG

bathroom facilities that meet ADA standards and to increase the area of their community hall. In order to proceed with the construction of the one story addition, the special hearing is necessary to ensure that the proposed addition does not create any detrimental impact on the previously approved RTA. Based on the testimony and evidence offered at the hearing, I find that the special hearing request should be granted.

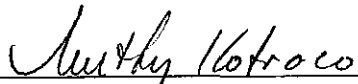
After considering all of the testimony and evidence offered at the hearing, I find that the special hearing request should be granted to allow the Petitioner to construct this new addition. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the Baltimore County Zoning Regulations.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of March, 2002, that the Special Hearing Request to amend the previously approved site plan and order and to confirm that the addition proposed to be constructed on the church does not impact the previously approved RTA, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the language contained in the Order issued in Case No. 86-269-SPH, wherein the property was to be used only for church purposes, shall be construed to permit this Petitioner to perform all necessary functions that are accessory to the use of the property as a church. For example, the church shall be permitted to host bible and prayer meetings on the property, to perform all necessary community outreach programs on the

property, counseling services, and any other programs that are normally associated with a church use.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

3/15/02  
R. Johnson



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 15, 2002

John Gontrum, Esquire  
Romadka, Gontrum & McLaughlin, PA  
814 Eastern Boulevard  
Baltimore, Maryland 21221

Re: Petition for Special Hearing  
Case No. 02-297-SPH  
Property: 4317 North Point Boulevard

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Rev. James B. Gray, Jr.  
Pleasant Zion Baptist Church  
4317 North Point Boulevard  
Baltimore, MD 21222

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4317 NORTH POINT BLVD  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*ad ordnen*  
an amendment to the previously approved plan and confirm that the addition does not impact the approval to the RTA granted in the previous order.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

## Legal Owner(s):

Name - Type or Print

PLEASANT ZION BAPTIST CHURCH  
Name - Type or Print

Signature

*Rev. James B. Gray Jr.*  
Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

## Attorney For Petitioner:

JOHN GONTRUM  
Name - Type or Print

*[Signature]*  
Signature

ROMARKA, GONTRUM & McLAUGHLIN, PA  
Company

814 EASTERN BLVD 410-486-8274  
Address Telephone No.

ESSEX MD 21221  
City State Zip Code

4317 NORTH POINT BLVD 410-388-0906  
Address Telephone No.

BALTIMORE MD 21222  
City State Zip Code

## Representative to be Contacted:

REV. JAMES B GRAY, JR.  
Name

4317 NORTH POINT BLVD 410-388-0906  
Address Telephone No.

BALTIMORE MD 21222  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By [Signature] Date 1/14/02

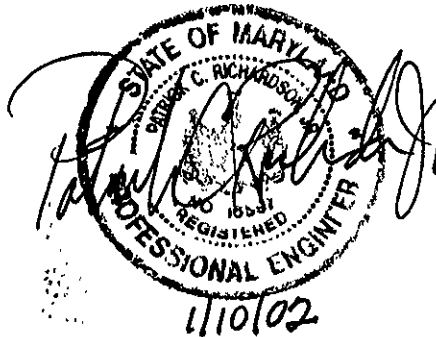
Case No. 02-297-5017

REV 9/15/98

**ZONING DESCRIPTION  
4317 NORTH POINT BOULEVARD  
15TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of North Point Boulevard at a distance of 512.30 feet measured southerly along the west side of North Point Boulevard from the south side of Kirkland Street, thence running and binding on the North Point Boulevard as follows: (1) North 58 degrees 27 minutes 23 seconds East 15 feet, (2) by a curve to the right with a radius of 1849.89 feet for a distance of 158.85, having a chord of South 14 degrees 08 minutes 22 seconds East 158.77 feet, thence leaving North Point Boulevard for the three lines of division as follows: (3) South 58 degrees 27 minutes 23 seconds West 161.33 feet, (4) North 14 degrees 27 minutes 37 seconds West 158.50 feet, (5) North 58 degrees 27 minutes 23 seconds East 147.33 feet, to the point of beginning; part of which being lot 1 of the Plat of Property of John W. Sponheimer and wife recorded in plat book 13 folio 6 in the land records of Baltimore County.

Containing a net area of 0.56 acres of land, more or less.



**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **08850**

DATE 1/14/02 ACCOUNT R 001-006-6150

AMOUNT \$ 250.00

RECEIVED FROM: Romodka, Gontarum & M. Laughlin

FOR: Special Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

*Item # 297*

**PAID RECEIPT**

PAYMENT ACTUAL TIME  
1/14/2002 1/14/2002 10:09:21

REL MGMT CASHIER DDOL DMD DRAWER

RECEIPT # 171688 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 008850

Recpt Tot 250.00

250.00 CR .00 CA

Baltimore County, Maryland

**CASHIER'S VALIDATION**

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-297-SPH  
4317 North Point Boulevard  
W/S North Point Boulevard,  
512' S centerline Kirkland Rd,  
15th Election District  
7th Councilmanic District  
Legal Owner(s): Reverend  
James B. Gray, Jr.

**Special Hearing:** to approve an amendment to the previously approved plan and order in Zoning Case #86-269-SPH and confirm that the addition does not impact the approval to the RTA granted in the previous order.

**Hearing: Thursday, March 14, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/302 Feb. 28 C522865

# CERTIFICATE OF PUBLICATION

3/1/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/28/, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING



# CERTIFICATE OF POSTING

RE Case No 02-297-SPH

Petitioner Developer ZION/ETAL

JOHN GONTRUM, ESQ

Date of Hearing Closing 3/14/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Mrs. Gwendolyn Stephens  
MR. GEORGE ZAHNER

Ladies and Gentlemen:

It's Fax Note 7671		Date	# of pages
To	<u>ROBIN/BETTY</u>	From	<u>O'KEEFE</u>
Co./Dept.	<u>ZONING COMM.</u>	Co	
Phone #	<u>410-6386</u>	Phone #	<u>666-5366</u>
Fax #	<u>887-3468</u>	Fax #	<u>666-0929</u>

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
are posted conspicuously on the property located at: #4317 NORTH POINT BLVD.

The sign(s) were posted on

2/24/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe SR 2/24/02  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857

(Telephone Number)



ZION-CHURCH 2-297-SPH

#4317- N. PT. BLVD

GONTRUM

3/14/02

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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#### For Newspaper Advertising:

Item Number or Case Number: 02-297-SPH  
Petitioner: Pleasant Zion Baptist Church  
Address or Location: 4317 N. Point Blvd.

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: Rhodney GoTrance McLaughlin, P.A.  
Address: 814 Eastern Blvd.  
BALTIMORE, MD. 21221  
Telephone Number: 410-686-8274

TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 28, 2002 Issue – Jeffersonian

Please forward billing to:

John Gontrum  
Romadka Gontrum & McLaughlin  
814 Eastern Boulevard  
Baltimore MD 21221

410 486-8274

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-297-SPH  
4317 North Point Boulevard  
W/S North Point Boulevard, 512' S centerline Kirkland Road  
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Reverend James B Gray Jr

Special Hearing to approve an amendment to the previously approved plan and order in Zoning Case #86-269-SPH and confirm that the addition does not impact the approval to the RTA granted in the previous order.

HEARING: Thursday, March 14, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

February 12, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-297-SPH  
4317 North Point Boulevard  
W/S North Point Boulevard, 512' S centerline Kirkland Road  
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Reverend James B Gray Jr

Special Hearing to approve an amendment to the previously approved plan and order in Zoning Case #86-269-SPH and confirm that the addition does not impact the approval to the RTA granted in the previous order.

HEARING: Thursday, March 14, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDZ  
Director

C: John Gontrum, Romadka Gontrum & McLaughlin, 814 Eastern Boulevard,  
Essex 21221  
Rev. James B Gray Jr, Pleasant Zion Baptist Church, 4317 North Point Blvd,  
Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 27, 2002.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 8, 2002

John Gontrum  
Romadka Gontrum & McLaughlin  
814 Eastern Boulevard  
Baltimore MD 21221

Dear Mr. Gontrum:

RE: Case Number: 02-297-SPH, 4317 North Point Blvd

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 14, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Rev. James B Gray Jr, Pleasant Zion Baptist Church, 4317 North Point Blvd,  
Baltimore 21222  
People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)




3/14

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

DATE: March 7, 2002

FROM:  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for February 19, 2002  
Item Nos. 293, 294, 295, 296, 297, 298,  
299, 300, 301, 304, 305, 306, 308,  
310 and 311

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

February 13, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

295, 296, (297), 298, 299, 300, 301, 302, 303, 304, 305, 506,  
307, 308, 309, 311, 312,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



sent  
3/14

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor <sup>T6T</sup>

DATE: March 14, 2002

Zoning Advisory Committee Meeting of February 11, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

285, 293, 294, 295, 296, (297) 305, 308, 309, 310, 311,

EIR is still reviewing Zoning Item: 312



Sign  
3/14

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 20, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

FEB 20

**SUBJECT:** 4317 North Point Blvd.

**INFORMATION:**

**Item Number:** 02-297

**Petitioner:** Pleasant Zion Baptist Church

**Zoning:** DR 5.5

**Requested Action:** Special Hearing

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the petitioner's request providing elevations drawings are submitted to this office for review and approval prior to the issuance of any building permits.

**Prepared by:** Maeda A. Cump

**Section Chief:** Jeffrey W. Long  
**AFK:MAC:**



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.13.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 297

BR

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 151+ are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
4317 North Point Boulevard, W/S North Point Blvd,  
512' S of c/I Kirkland Rd  
15th Election District, 7th Councilmanic

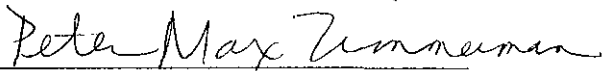
Legal Owner: Pleasant Zion Baptist Church  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-297-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).

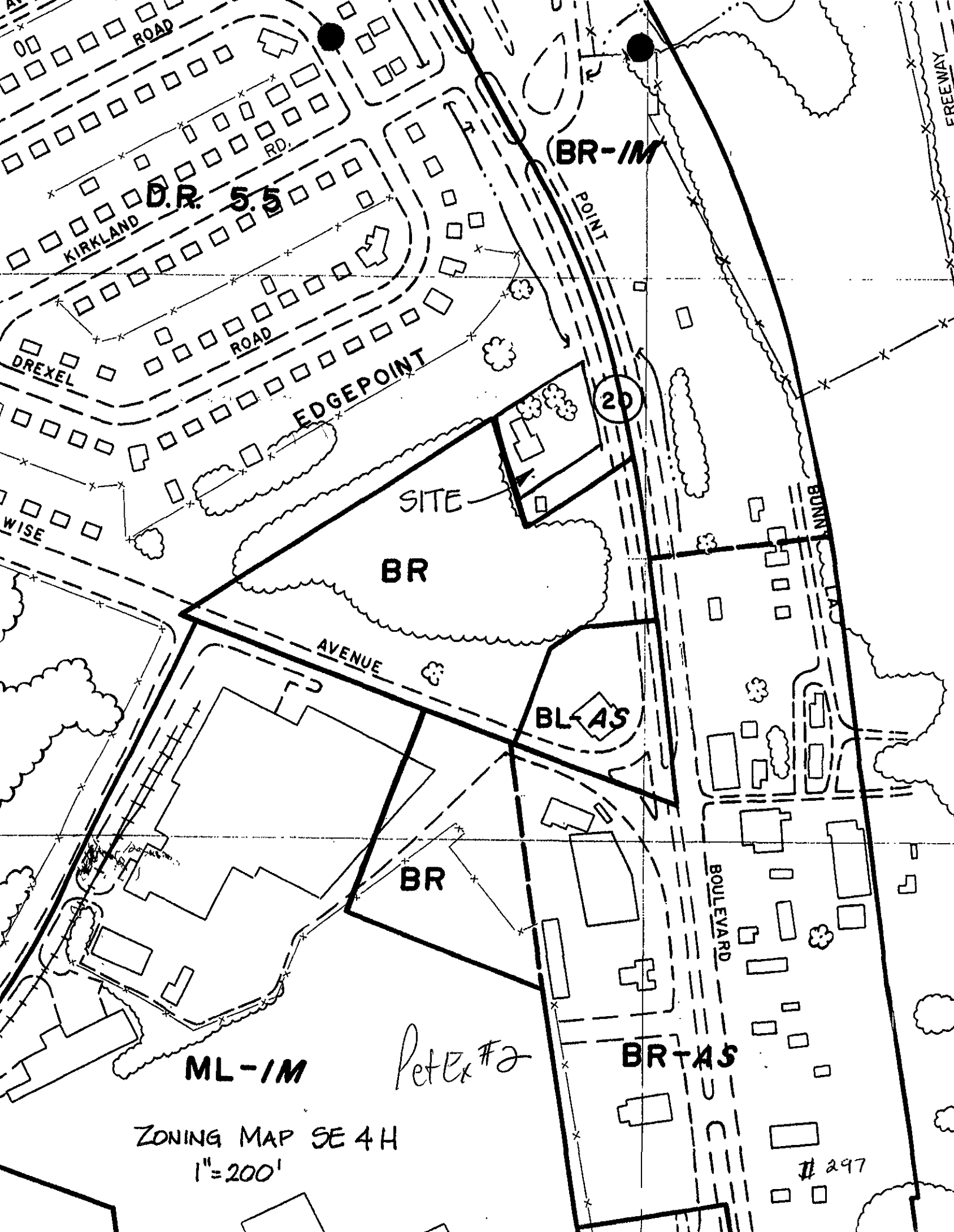
  
PETER MAX ZIMMERMAN

**PETITIONER(S) SIGN-IN SHEET**

## ADDRESS

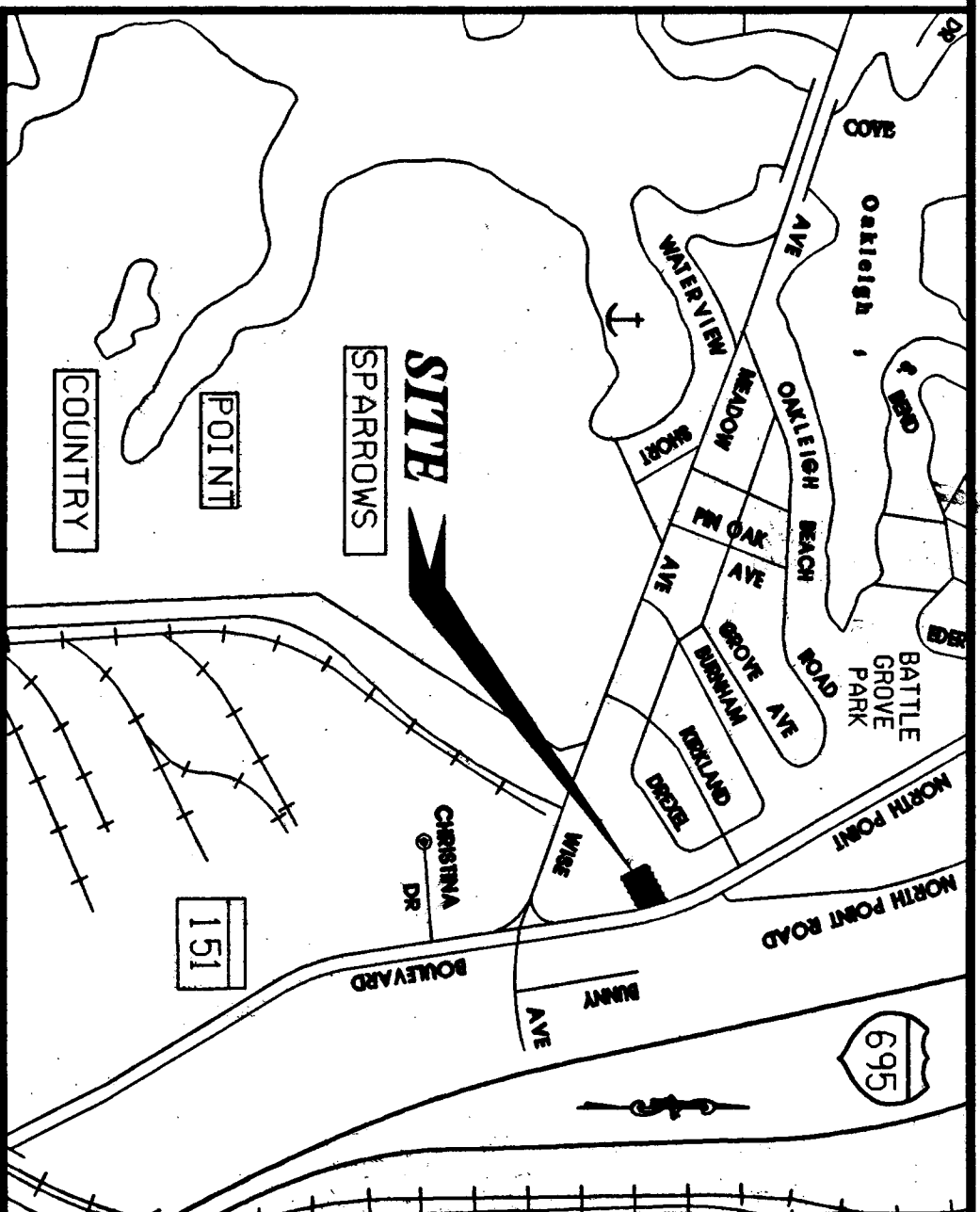
5308 Haddon Ave #21207  
5308 Haddon Ave. 21207  
7 REAGENTS CIRCLE 21221  
10281 BAYVIEW NAT'L PIKE 21042  
1624 NORTHBROOK RD 21239  
1624 NORTHBROOK RD 21239  
13 RUMELIA CIRCLE 21221  
3317 PENNSBURY PL 21237  
2527 PAPER LANE 21219  
8817 PENNSBURY PLACE 21237  
13 RUMELIA CIRCLE 21221





ZONING MAP SE 4 H  
1"=200'

# 297



VICINITY MAP  
1"=1000'

- GENERAL NOTES**
- OWNER/APPLICANT: PLEASANT ZION BAPTIST CHURCH  
4317 NORTH POINT BOULEVARD  
BALTIMORE, MD 21222
  - SITE AREA: 68298.39180 SF OR 0.67 AC. +/-  
24395 SF OR NET: 0.56 AC. +/-
  - EXISTING ZONING: DR 55
  - PROPOSED ZONING: NO CHANGE
  - ADDRESS OF SITE: 4317 NORTH POINT BOULEVARD
  - TAX MAP 104, GRID 15, PARCEL 576
  - DEED REFERENCE: 257/211 & 157/401
  - ELECTION DISTRICT: 15TH
  - COUNCILMANIC DISTRICT: 7TH
  - CENSUS TRACT: 4525
  - ZONING MAP: SE 4H
  - AVENUE OPEN SPACE: NOT REQUIRED
  - PROPERTY ACCOUNT NO.: 1516550220 & 1516550221
  - EXISTING USE: CHURCH
  - PROPOSED USE: CHURCH & MULTIPURPOSE ROOM
  - EXISTING BUILDING AREA: 5363 SF.
  - HEIGHT OF BUILDING: 20'
  - FLOOR AREA RATIO: 5363/291853 = 0.18
  - NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON-SITE.
  - NO CRITICAL AREAS ARE ON-SITE.
  - OUTDOOR LIGHTING SHALL REMAIN AS IS.
  - ADTS: N/A
  - PARKING COMPUTATION:  
REQUIRED: 150 SEATS @ 1/4 SEATS = 36 SPACES  
PROVIDED: 36 SPACES
  - BUILDING SETBACK REQUIREMENTS: REQUIRED  
FRONT: 20' PROVIDED  
SIDE: 20'  
REAR: 30' 14' (EXISTING BUILDING)
  - UTILITIES: SEWER: PUBLIC  
WATER: PUBLIC
  - PREVIOUS BUILDING PERMITS: 86-69081
  - PREVIOUS ZONING HEARINGS: 86-269-SFH approved January 20, 1986 to construct a new church building within an RTA Zone subject to compliance with the Baltimore County Landscape Manual.
  - SPECIAL HEARING: To amend the PREVIOUSLY APPROVED PLAN AND CONVEYANCE, THE PREVIOUS ORDER.

*Richardson Engineering, LLC*

710 W. Patoka Road, Suite 101  
Cockeysville, MD 21030  
Phone: 410-860-1802 Fax: 410-860-0827

**PLAN TO ACCOMPANY  
SPECIAL HEARING PETITION**

**PLEASANT ZION  
BAPTIST CHURCH**  
4317 NORTH POINT BLVD.

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS		DRAWN BY:		DESIGNED BY:		SCALE:	
		PCR		PCR		1" = 20'	
DATE:	1/11/2002	DWG NO.:	01055	SHEET NO.:	1 OF 1		

